

Balkrishna Industries excels, peers struggle

Tyre exports, gains in market share help firm drive ahead

RAM PRASAD SAHU
Mumbai, 19 June

Larger domestic-focused tyre companies have underperformed the benchmarks in the past three months, but exporter Balkrishna Industries has bucked the trend.

The company, which exports off-highway tyres, has generated 43 per cent returns compared to MRF and Apollo Tyres, which are down 5-10 per cent.

In addition to better than expected performance in the March quarter, exports and market share gains have helped Balkrishna pull ahead of peers.

Rishi Vora and Praveen Poreddy, analysts at Kotak Institutional Equities, said MRF, Ceat, and Apollo Tyres had a weak quarter due to weak demand for tyre replacements in the commercial vehicle segment and obligations for extended producer responsibility (EPR).

The second makes manufacturers responsible for the environmental impact of the products from initial production to the efficient disposal of tyres.

Apollo and Ceat have announced price hikes to offset the obligations for EPR as well as raw material costs. MRF has not announced any hike.

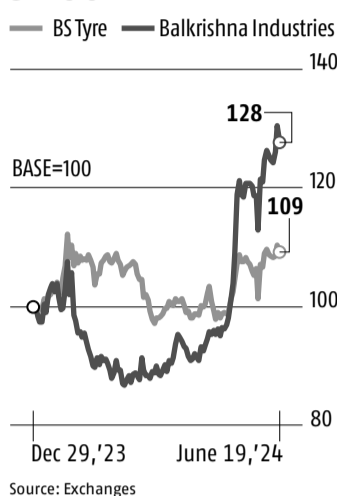
In contrast, Balkrishna reported a strong quarter led by sales volume growth, product mix, tight cost control, and favourable foreign exchange.

Riding on a volume growth of 13 per cent to 82,085 tonne, the company reported a 15 per cent rise in standalone net sales for the quarter to ₹2,673 crore.

Operating profit mar-

gins in the March quarter were robust at 24.9 per cent, up 460 basis points year-on-year (Y-o-Y) and 125 basis points sequentially. Volume growth, margin expansion, and higher other income led to a net profit of ₹481 crore, up 88 per cent Y-o-Y and 56 per cent sequentially.

SMOOTH RIDE



Source: Exchanges

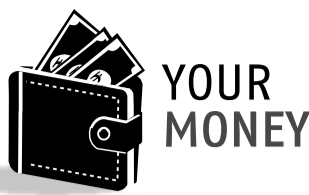


The company, whose tyres are used in agriculture, mining, and industries, has a market share of 5-6 per cent and is aiming to take it to 10 per cent. In addition to diversification initiatives, serving companies in the non-farm tyre segments is expected to aid in market share expansion. While the last two years were muted with volumes under 300,000 tonnes, there were green shoots in the March quarter. However, the company is cautious on end-user demand given geo-political risks. ICICI Securities has modelled an annual sales volume growth of 9.4 per cent over FY24-26 to 350,000 tonnes by FY26.

Balkrishna stands out amongst its peers because of its healthy margins, return ratios profile, and strong balance sheet, according to analysts Shashank Kanodia and Manisha Kesari of ICICI Securities. The brokerage has a hold rating on the stock given the sharp run-up in its price over the past month with gains of about 25 per cent.

The street will monitor the movement of raw material costs. Kotak Institutional Equities said that international and domestic natural rubber prices (spot) have risen by 16-21 per cent from Q3FY24 average levels, driven by supply concerns and adverse weather in rubber-producing countries. If these prices hold at current levels, the brokerage expects a 300 basis points margin erosion for tyre companies.

Keystone Research is positive on the prospects of Balkrishna and has revised its rating from 'reduce' to 'neutral' with a target price of ₹2,995 at 36 times its FY25 earnings. Chirag Maroo, an analyst of the brokerage, said the company would be able to pass on the increase in costs to customers, leading to a stable operating profit.



Tax dues of deceased: Heir's liability capped at value of inheritance

BINDISHA SARANG

Taxpayers cannot escape their tax dues even in death. If a deceased individual's total taxable income exceeds the basic exemption limit, then filing income tax return (ITR) on their behalf becomes mandatory under Section 139(1) of the Income-Tax (I-T) Act.

The I-T Act lays down the procedure for filing returns on behalf of a deceased person. "According to the Act, the legal heirs of a deceased person, who has a taxable income, must file the ITR on their behalf on earnings up to the date of demise," says Alay Razvi, partner, Accord Juris.

Get registered

To register, the representative must go to the I-T Department e-filing portal and provide the key details and documents: the deceased's and legal heir's PAN cards, a certificate of heirship,

and the deceased's pension certificate (if available). The tax authorities approve the request after reviewing these documents, ensuring legal requirements are met.

"This is typically a quick process. Once you update your details as a legal heir, the portal will update the records immediately. Once registered, you can file the ITR for the income earned by the deceased," says

Kunal Savani, partner, Cyril Amarchand Mangaldas. If the request is rejected, a valid reason will be provided, such as incorrect information or documents. "The legal heir should then rectify the issue," says Manikandan S., tax expert, Cleartax. The PAN of both the deceased person and the legal heir should be registered in the e-filing portal. "If the deceased person's PAN is not registered, then the legal heir can register on behalf of the deceased," says Manikandan.

Legal heir's tax liability

The legal heir is responsible for paying the deceased's tax dues. "The liability of the legal heir is limited to the extent to which the assets he inherited are capable of meeting the liability," says Pallav Pradyumn Narang, partner, CNK. Suppose that A inherits a sum of ₹1 lakh from Z. There is an outstanding tax liability of ₹1.25 lakh on Z. In that case, A will only be liable to pay ₹1 lakh to the tax department.

REGISTERING AS LEGAL HEIR

- Go to the income tax department e-filing portal; log in using your user ID and password
- Go to 'Authorised Partners', then 'Register as Representative' and click on 'Let's Get Started'
- Click on 'Create New Request'
- Select the category, enter the PAN details, date of death, and reason for registration

- Upload the required documents
- Click on 'Proceed' and 'Verify the Request'
- Click on 'Submit Request' to receive acknowledgement from the department

Note: The legal heir must provide the "Reason for Registration" as a representative assessee
Source: Cleartax

How to buy top-up health insurance

You can top up your health insurance plans to supplement your existing coverage, but you must consider some factors while doing so. Here are some of the crucial elements.



Read full report here: mybs.in/2dWecx5E

- Understand your existing coverage:** Before exploring top-up, examine the scope of your health insurance policy's deductibles, co-pays and coverage limits to identify potential gaps
- Coverage amount:** Top-up plans allow you to decide the coverage amount without any limit. This is useful if you anticipate higher medical

- expenses in the future
- Network of health care providers:** Many top-up plans have associated networks of hospitals and clinics. Find out if your preferred facilities are included in the plan's network
- Wait periods and pre-existing conditions:** Insurers often impose waiting periods before certain conditions,

- particularly for pre-existing medical conditions. Carefully review the policy documents
- Claim settlement process:** Evaluate the insurer's record and reputation for efficient claim settlement. Look at customer reviews, and feedback from reliable sources

COMPILED BY AYUSH MISHRA

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune - 411036

Whereas, the undersigned being the Authorised Officer of Grih Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grih Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated under name of GE Money Housing Finance Public Unlimited Company) hereinafter referred as Secured Creditor of the above Corporate/ Register office under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said Rules of the Security Interest Enforcement Rules 2002 on this 14th Day of June of the Year 2024. The Borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of secured Creditor the amount and interest thereon. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession Taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	MAHESH GURJAR, MOYAN BAI GURJAR	All That Pice & Parcel Of Phno 30 Hno 09, Khasra No 106, Wno 18 Village Mawada, Tehsil Sonkach, Dist Dewas Phno 30 Hno 09, Khasra No 106, Wno 18 Village Mawada, Tehsil Sonkach, Dist Dewas Adm. 840 Sq Ft. Hanuman Temple Pin Code- 455001 Bounded By:- East:- Road, West:- Self Land, North:- House Of Hindu South:- House Of Man Singh.	14/06/2024	07/02/2024	Loan No. HF/0472/HJ/21/100605 Rs. 5,80,138.9/- (Rupees Five Lakh Eighty Thousand One Hundred ThirtyEight Paise Ninety Only) payable as on 07/02/2024 along with interest @ 17 p.a. till the realization.

Place: MP, Date: 20.06.2024 Sd/- Authorised Officer, Grih Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

NSE
NATIONAL STOCK EXCHANGE OF INDIA LTD.
Exchange Place, Ring Road, Connaught Place, New Delhi - 110002

NOTICE
Notice is hereby given that the following trading member of the National Stock Exchange of India Ltd. (Exchange) has requested for the surrender of their trading membership of the Exchange:

Sl. No.	Name of the trading member	SEBI registration number	Last date for filing complaints
1.	N.E.C.C. FINANCIAL SERVICES PRIVATE LIMITED	INB230997836	July 04, 2024

The constituents of the above-mentioned trading members are hereby advised to lodge immediately complaints, if any, against the above mentioned trading members on or before the last date for filing complaints as mentioned above and no such complaints filed beyond this period will be entertained by the Exchange against the above mentioned trading members and it shall be deemed that no such complaints exist against the above mentioned trading members or such complaints, if any, shall be deemed to have been waived. The complaints filed against the above mentioned trading members will be dealt with in accordance with the Rules, Bye-laws and Regulations of the Exchange/ NCL. The complaints can be filed online at www.nseindia.com > Domestic Investors > Complaints > Register an E-complaint. Alternatively, the complaint forms can be downloaded from www.nseindia.com > Domestic Investors > Complaints > Register a complaint offline > Complaints against Trading Member or may be obtained from the Exchange office at Mumbai and also at the Regional Offices.

For National Stock Exchange of India Ltd. Sd/- Chief Manager Compliance
Place: Mumbai June 20, 2024

Aadhar Housing Finance Ltd.
Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V.Road, Andheri (East), Mumbai - 400069
Jhansi Branch : House No.202, 2nd Floor, Ward No.42, Civil Lines, Allahabad Bank Crossing, Jhansi - 284001 (U.P.)

DEMAND NOTICE
UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned is the Authorised Officer of Aadhar Housing Finance Ltd. (AHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
1	(Loan Code No. 024100000877/Jhansi Branch) Harsh Gupta (Borrower) Madhu Gupta (Co-Borrower)	10-06-2024 ₹ 15,57,320/-	All that part & parcel of property bearing, House Old No. 183 & New No. 235, Situated at Mohalla Chaturyana, Jhansi, Uttar Pradesh 284001

If the said Borrowers shall fail to make payment to AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place : Uttar Pradesh Date : 20-06-2024 Sd/- Authorised Officer For : Aadhar Housing Finance Limited

KVB Karur Vysya Bank
Asset Recovery Branch, No.6, 3rd Floor, Opp: Metro Pillar No: 80, Pusa Road, Karol Bagh, New Delhi - 110 005
Mob: 7823919520 PH-011-35008283

E-AUCTION NOTICE E-AUCTION ON 16.07.2024
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the following borrowers taken by Authorized Officer for recovery of the secured debts as mentioned below, due to the Karur Vysya Bank Ltd, of the under mentioned branches from the following borrowers / guarantors.

Whereas the undersigned has decided to put up for E-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on "AS IS WHERE IS", "AS IS WHAT IS", "AND "WHAT EVER THERE IS" and "WITHOUT RECOURSE" basis.

S. No.	Name of Borrower	Lending Branch	Location of property	Nature of property	Reserve Price (In Rs.)	EMD amount (In Rs.)	Contact person (Ph.No./ Email)
1	Mr. Raj Kumar Kaithal	Bhopal	Residential Flat No: S-01, Plot No. 457-A, 2nd Floor, Mandakini Griha Nirman Sahkari Sanstha, Kolar Road, Dhankheda, Ward No-82, Bhopal-462042	Residential	17,86,000.00	1,80,000.00	Mr. Himanshu Ranjan 7765046680 himanshurjan@kvbmail.com
2	M/s Wonder Living M/s Sheesham	Bhopal	Residential Flat No: S-01, Second Floor, Raja Parishar, on Plot No.29A, Maharana Pratap Nagar, Zone-II, Bhopal, M.P.	Residential Flat	69,86,000.00	7,00,000.00	Mr. Himanshu Ranjan 7765046680 himanshurjan@kvbmail.com

Details of borrowers: Sl. No. 1: Bhopal Branch Name of Borrower - (1) Mr Raj Kumar Kaithal, S/o Mr Kamta Prasad Kaithal, H.No.C-30, Banjari Grih Nirman, Sahkari Sanstha, Danish Kunj, Kolar Road, Bhopal - 462 042 (2) Mrs Sarika Kaithal, W/o Mr Raj Kumar Kaithal, H.No.C-30, Banjari Grih Nirman, Sahkari Sanstha, Danish Kunj, Kolar Road, Bhopal - 462042 The Total Due: As on 31.05.2024 is Rs.13,08,959.80 (Rupees Thirteen Lakh Eight Thousand Nine Hundred Fifty Nine and Paise Eighty Only) with further interest, Costs, other charges and expenses thereon. SI.Nos.2: Bhopal Branch 1.M/s Wonder Living address -Plot No. 77 Sector I Industrial Area Gopindpura, Bhopal Madhya Pradesh - 462001 2.Ashok Jaiswal (Proprietor) R/o: S-1, Raja Parishar, M.P. Nagar, Zone II, Bhopal, Huzur, Bhopal, M.P. 462011 3.Jyoti Jaiswal (Guarantor) R/o: S-1, Raja Parishar, M.P. Nagar, Zone II, Bhopal, Huzur, Bhopal, M.P. 462011 and The Total Due: As on 31.05.2024 is Rs 22,10,709.36 (Rupees Twenty Two Lakh Ten Thousand Seven Hundred Nine and Paise Thirty Six Only) with further interest, Costs, other charges and expenses thereon. 2. M/s Sheesham address -Plot No.28 M.P.Nagar Zone-II, Bhopal Madhya Pradesh - 462001 2.Jyoti Jaiswal (Proprietor) R/o: S-1, Raja Parishar, M.P. Nagar, Zone II, Bhopal, Huzur, Bhopal, M.P. 462011 3.Ashok Jaiswal (Guarantor) R/o: S-1, Raja Parishar, M.P. Nagar, Zone II, Bhopal, Huzur, Bhopal, M.P. 462011 and The Total Due: As on 31.05.2024 is Rs 29,44,251.07 (Rupees Twenty Nine Lakh Forty Four Thousand Two Hundred Fifty One and Paise Seven Only) with further interest, Costs, other charges and expenses thereon.

Mortgage Assets: Sl Nos.1 Residential Flat No: S-01, Plot No. 457-A, 2nd Floor, Mandakini Griha Nirman Sahkari Sanstha, Kolar Road, Dhankheda, Ward No-82, Bhopal 462042 approximately admeasuring 595.20 sft and bounded on North : Open & Plot No: 457 South : Slair, Open and then Road East : Passage & Road West: Plot No: 458 Reserve Price- Rs.17,86,000.00 EMD - Rs.1,80,000.00

Sl.Nos.2 Residential Flat No: S-01, Second Floor, Raja Parishar, on Plot No.29A, Maharana Pratap Nagar, Zone-II, Bhopal, M.P., admeasuring 92.75 Sq. mt. standing in the name of Mrs. Smt. Jyoti Jaiswal, W/o. Sh. Ashok Jaiswal and bounded by four sides as: North: Road South : Flat No.05 East : Open West : Flat No.02 Reserve Price - Rs. 69,86,000.00 EMD - Rs.7,00,000.00

Inspection of the Asset
All working Days - From 20.06.2024 to 12.07.2024 between 11.00 AM to 5.00 PM
Date: 15.07.2024 Time: by 5 pm
The E-Auction will take place through portal on 16.07.2024 between 11.00 AM to 11.30 AM with unlimited extensions of 10 minutes each till sale is concluded.
Nodal Bank account Name: The Karur Vysya Bank Ltd. Central office in favour of above accounts Account No.:110135100000973, IFSC Code :KVBLO001101.
Contact Person & Phone No: As mentioned above

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's / Secured Creditor's website, i.e. www.kvb.co.in/Property Under Auction and also at the web portal <https://BankAuctions.in> of our auction service provider M/s. 4CloSure.
Prior Encumbrance - NIL (Brought to the knowledge of Bank)
Statutory 15 days' Notice under Rule 8(6) with rule 9(1) of the SARFAESI Act, 2002
The borrower/s and guarantor/s are hereby notified by the due dates as mentioned above along with up-to-date interest and ancillary expenses before the date of E-auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.
Place : Delhi FOR THE KARUR VYSYA BANK LTD CHIEF MANAGER & AUTHORISED OFFICER Date : 20.06.2024

STALLION ASSET
Stallion Asset Private Limited
CIN: U69999MH2018PTC305551
SEBI PMS REGN: INP09066129
Regd. Address: - 1406/A, Brighton Tower, Road No - 2, Lokhandwala Complex, Andheri (West), Mumbai - 400053.

PUBLIC NOTICE
NOTICE is hereby given that we M/s. Stallion Asset Private Limited intends to surrender our Research Analyst license having SEBI registration number INH00007270 15 days after this notice is published. If anyone has any complaint in this regard, the complaints can be lodged with SEBI at <https://scores.sebi.gov.in/>.

For & on behalf of STALLION ASSET PRIVATE LIMITED
Date: 19/06/2024
Place: Mumbai SEBI Reg: INH00007270

IDBI Bank Ltd. : Zonal Office, Bhopal
First Floor, Centre Point Commercial Complex, T T Nagar, New Market, Bhopal Pin - 462003 (M.P.) Tel. : 0755-4027005 / 4848321

[RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas
The undersigned being the authorised officer of IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 03.04.2024 calling upon the borrower Shri Lalit Narayan Panthi (Borrower & Mortgagor) and Shri Tej Narayan Panthi (Guarantor & Mortgagor) repay the amount mentioned in the notice being Rs. 6,17,290.66/- (Rupees Six Lakh Seventeen Thousand Two Hundred Ninety and Paise Sixty Six only) within 60 days from the date of the receipt of the said notice.

The borrower/guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the borrower/guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 15th day of June of the year 2024.

The borrower/guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount of Rs. 6,17,290.66/- and interest thereon along with charges levied and to be levied until the entire amount is repaid in full. The borrower's/guarantor's/Mortgagor's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTIES
All that piece and parcels of immovable property of commercially diverted land admeasuring 0.418 hect which is a part of Survey No. 130/1 (Old 130/2/3) with total area of 0.836 hec at Gram Pathari Haweli, P.O. No. 65, Tehsil and District Vidisha (M.P) which is bounded as follows: On or towards East by: Agriculture Land of Rajesh Jain, On or towards West by: Road Vidisha to Dhanora Haweli, On or towards North by: Agriculture Land of Rajesh Jain, On or towards South by: Land of Mortgagor
Together with all and singular the structures and erections thereon, both present and future

Date: 20-06-2024
Place: Vidisha (M.P.)
Authorised Officer IDBI Bank Ltd.

IndusInd Bank
C 201 2nd floor Business Square Solitaire Corporate Park Andheri East, Mumbai 400093

PUBLIC NOTICE
(Under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from IndusInd Bank Limited (IBL), their loan credit facility has been classified as Non-Performing Assets in the books of the Bank as per RBI guidelines thereto. Thereafter, Bank has issued demand notices to below mentioned respective borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to pay the amounts mentioned in the respective Demand Notice(s) within 60 days from the date of the respective Notice(s), as per details given below, together with further interest at the contractual rate on the below mentioned amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the service is also being done by us by way of this publication as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Name And Address Of Borrower And Co Borrower/S	Loan Account No.	Date Of Npa	Date Of Demand Notice	Total Outstanding Dues (Inr As On Below Date)	Description Of The Secured Assets/ Mortgaged Properties
M/S Sai Ram Tanker Service , Through Its Proprietor Mrs. Chitra Mishra (Borrower), Mrs. Chitra Mishra W/O Mr. Manoj Mishra, (Co-Borrower/Mortgagor), Mr. Manoj Mishra S/O Mr. S.I Mishra (Co-Borrower) 121/A, Chikitsak Nagar Near Bombay Hospital, Indoremadhy Pradesh-452001 and also House No. 121, Part-B, (West Part), Chikitsak Nagar, Indore, Madhya Pradesh 452001	700000 007057 & 1100 773N	28th Feb 2024	21/05/2024	INR 40,99,806.99 (INR Forty Lakh Ninety-Nine Thousand Eight Hundred Six & Ninety Nine Paise Only) as on 21-03-2024	All That Piece And Parcel Of House No. 121, Part-B, (West Part), Chikitsak Nagar, Village Pipiyakumar, Indore, Madhya Pradesh Admeasuring 92.93 Sq. Mtr. (1000 Sq. Ft. Approx) Which Is Bounded As Follows: East: Remaining Portion Of Plot No.121 (Part-A) West: Plot No. 122 North: Road South: Plot No. 134
M/S Mahesh Screen Arts Through Its Proprietor (Borrower) Mrs. Sunita Agarwal W/o Late Mr. Mahesh Agarwal, (Co-Borrower/Legal Heir Of Late Mr. Mahesh Agarwal), Ms. Dimple Agarwal D/O Late Mr. Mahesh Agarwal, (Legal Heir Of Late Mr. Mahesh Agarwal)	1100 911N	06th March 2024	21/05/2024	INR 23,69,332.13/- (Rupees Twenty Three Lacs Sixty Nine Thousand Three Hundred Thirty Two and Thirteen Paise Only) as on 10-April-2024,	Property 1- All That Piece And Parcel Of Municipal House No. 2 (Old No. 34), Located At Murai Mohalla, Chawri (Cantonment), Gali No. 1, Indore, Mp Admeasuring 300 Sq. Ft., Bounded As Follows: East: Road West: Gali, North: House Of Dadu Bhai Master South: House Of Kamlaibai Mishral Ji Property 2- All That Piece And Parcel Of Municipal House No. 2 (New No. 66 & Old No. 34) Located At Murai Mohalla, Chawri (Cantonment), Gali No.1, Indore, Mp Admeasuring 287 Sq.Ft. Bounded As Follows: East: Road West: Gali North: House Of Ajeel Mohammad South: House Of Shri Balkishan Nathulal

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount of more particularly stated in respective Demand Notices issued, together with further interest thereon plus cost, charges, expenses, etc. of the said and hereby failing which we shall be at liberty to proceed against the above Secured Asset(s)/Immovable Property (ies) under Section 13(4) of the Act and the applicable Rules not limited to taking possession and selling the secured asset entirely at the risk of the said borrower(s)/co borrower (s)/Legal Heir(s)/Legal Representative(s) at your own cost and consequences.
Please note that as per section 13(13) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Bank. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard.
Please note that as per sub-section (8) of section 13 of the Act, if the dues of IBL together with all costs, charges and expenses incurred by IBL are tendered to IBL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by IBL, and no further step shall be taken by IBL for transfer or sale of that secured asset.

Date: 20.06.2024
Place: Madhya Pradesh Sd/- For IndusInd Bank limited Authorized Officer